

MINUTES OF THE ADJOURNED REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY OF
SAN DIEGO, CALIFORNIA
MONDAY, JUNE 2, 1975
ADJOURNED TO MONDAY, JUNE 9, 1975

Present - Members Johnson, O'Connor, Hubbard, Ellis and Chairman Wilson.
Absent - Members Williams, Morrow, Martinet and Haro.
Deputy Secretary - LaVerne Miller.

Chairman Wilson called the Adjourned Regular Meeting of the Redevelopment Agency to order at 3:05 P.M. He stated that Member Morrow was excused due to litigation regarding conflict of interest.

Member Williams entered the meeting.

Deputy General Counsel Harold Valderhaug stated that the Superior Court trial date on Member Morrow's conflict of interest issue is scheduled for August 29, 1975.

The Staff Report on the Linda Vista Redevelopment Project was presented by Mr. Edward Murphy of City staff.

Member Haro entered the meeting.

In response to Member O'Connor's questions about the Agency leasing rather than selling this property and using it for senior housing, Mr. Murphy stated that the land revenue is needed in order to purchase the land. Any lease would have to be prepaid.

Deputy Executive Director John Lockwood said a report will be presented to the Agency at the next meeting (July 7, 1975) on solicitations from developers, along with a report on the alternative of housing. He further stated that the \$1,900,000 for land acquisition would be obtained from General Revenue Sharing (\$955,000 earmarked for this project) and the remainder will come from Block Grant Funds. The 1976 Block Grant Funds cannot be earmarked for this project until citizen participation hearings are completed this fall.

The need for a shopping center was discussed, and Mr. Murphy stated that this would be a neighborhood-type shopping center, not a regional shopping center. He also indicated that Parcel #4 would be the most appropriate for housing and probably the Agency would have to work within Section 8 of the Federal requirements.

Members Johnson and Haro left the meeting.

Member Williams stated his concern about the Agency's purchase of this land at a high price, and selling at a low price, and felt that if the Agency purchased the land, it should retain ownership.

Mr. Murphy stated there are 457,000 square feet of property in this project including parking, and that three square feet of parking space is required for every square foot of rental space, plus open space requirements. He also said that appraisals have been secured on Parcels 3, 4, 10, 11, 12, 13 and 17, and that opinions of value have been obtained on Parcels 1, 3, 8 and 9. The method of taxing this land by the Assessor was also discussed.

Chairman Wilson stated that the primary purpose in commencing with this project is to eliminate blight. He stated that the Agency should (1) get appraisals on this land and (2) obtain a developer.

Member Hubbard stated that the Agency should go ahead and acquire the property so this project could commence.

Member Ellis said the Agency should direct City staff to purchase Mr. McLane's property as well as Parcels 10 and 12, adding the residential to the implementation.

The following persons appeared to speak, all urging that the Agency commence with this project: Mr. Gerald Dawson (representing Mr. Don McLane); Dr. Barringer; Bernice Fox; Emmett Hunt; Frank Unkeless; and Peggy Smith.

Member Williams stated that he would agree to Alternative #3 in the Staff report, with the agreement for additional housing.

In response to Member Williams, Chairman Wilson stated that the Staff recommendation was to secure a developer prior to making a purchase offer.

Member Martinet entered the meeting.

Mr. Lockwood stated that a Staff report on potential developers will be presented to the Agency at the July 7, 1975 Agency Meeting.

Member Martinet indicated his desire to commence with this project.

Chairman Wilson stated that the difference in the acquisition price by the Agency, and the price to the developer involves a subsidy, and this means that the Agency will have to pay a premium to eliminate the blight that now exists.

Member Ellis stated that a proposal with a maximum lid be obtained and that the Staff recommendation be accepted.

Member O'Connor asked for the omission of the wording on Page 2 of the Staff Report which states (in paranthesis), "based on land revenue from a developer at an amount estimated at \$650,000".

It was moved by Member Ellis, seconded by Member Hubbard, and unanimously approved to accept the recommendation made in the Staff Report on the Linda Vista Redevelopment Project dated May 27, 1975, as shown on Pages 2 and 3 of said report; and to indicate in the implementation that the 100 housing units for the elderly would be broadened to include potential additional low-income housing; and that the commercial development be a neighborhood-type development. (Absent: Members Johnson, Morrow and Haro.)

There being no further business to come before the Agency at this time, the Adjourned Regular Meeting was adjourned at 4:39 P.M.



Chairman of the Redevelopment Agency
of The City of San Diego, California

ATTEST:



Secretary of the Redevelopment Agency
of The City of San Diego, California